

Seattle Municipal Code

Title 23 - LAND USE CODE

Subtitle III Land Use Regulations

Division 2 Authorized Uses and Development Standards

Chapter 23.54 - Quantity and Design Standards for Access and Off-Street Parking

SMC 23.54.020 Parking quantity exceptions

G. Shared Parking.

1. Shared Parking, General Provisions.

a. Shared parking is allowed between two (2) or more uses to satisfy all or a portion of the minimum off-street parking requirement of those uses as provided in subsections G2 and G3.

b. Shared parking is allowed between different categories of uses or between uses with different hours of operation, but not both.

c. A use for which an application is being made for shared parking must be located within eight hundred (800) feet of the parking.

d. No reduction to the parking requirement may be made if the proposed uses have already received a reduction through the provisions for cooperative parking, subsection H.

e. Reductions to parking permitted through shared use of parking will be determined as a percentage of the minimum parking requirement as modified by the reductions permitted in subsections A through F.

f. An agreement providing for the shared use of parking, executed by the parties involved, must be filed with the Director. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. If the agreement is no longer in force, then parking must be provided as otherwise required by this chapter.

2. Shared Parking for Different Categories of Uses.

a. A business establishment may share parking according to only one of the subsections G2b, G2c or G2d.

b. If an office use shares parking with one of the following uses:

(1) general sales and services.

(2) heavy sales and services uses.

(3) eating and drinking establishments.

- (4) lodging uses.
- (5) entertainment.
- (6) medical services.
- (7) animal shelters and kennels.
- (8) automotive sales and services, or
- (9) maritime sales and services;

the parking requirement for the non-office use may be reduced by twenty (20) percent, provided that the reduction will not exceed the minimum parking requirement for the office use.

c. If a residential use shares parking with one of the following uses:

- (1) general sales and services,
- (2) heavy sales and services uses,
- (3) medical services,
- (4) animal shelters and kennels,
- (5) automotive sales and services, or
- (6) maritime sales and services;

the parking requirement for the residential use may be reduced by thirty (30) percent, provided that the reduction does not exceed the minimum parking requirement for the nonresidential use.

d. If an office and a residential use share off-street parking, the parking requirement for the residential use may be reduced by fifty (50) percent, provided that the reduction does not exceed the minimum parking requirement for the office use.

3. Shared Parking for Uses With Different Hours of Operation.

a. For the purposes of this section, the following uses will be considered daytime uses:

- (1) Commercial uses, except eating and drinking establishments, lodging uses, and entertainment uses;
- (2) Storage uses;
- (3) Manufacturing uses; and
- (4) Other similar primarily daytime uses, when authorized by the Director.

b. For the purposes of this section, the following uses will be considered nighttime or Sunday uses:

- (1) Auditoriums accessory to public or private schools;
- (2) Religious facilities;
- (3) Entertainment uses, such as theaters, bowling alleys, and dance halls;
- (4) Eating and drinking establishments; and
- (5) Other similar primarily nighttime or Sunday uses, when authorized by the Director.

c. Up to ninety (90) percent of the parking required for a daytime use may be supplied by the off-street parking provided by a nighttime or Sunday use and vice-versa, when authorized by the Director, except that this may be increased to one hundred (100) percent when the nighttime or Sunday use is a religious facility.

d. The applicant must show that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.

e. The establishment of park-and-pool lots is permitted, provided that the park-and-pool lot will not use spaces required by another use if there is a substantial conflict in the principal operating hours of the park-and-pool lot and the use.